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## Upcoming Events

- Brokers Meeting – 2/1
- Superintendents Meeting – 2/15
- Membership Meeting – 2/27

## Tour of the New Woodbury Amazon Facility

### One Hour of CEU Pending!

Locally Amazon fulfillment centers have been popping up over the last few years throughout the metro area. We are very fortunate to offer a tour of the facility in Woodbury on February 27<sup>th</sup>. Join us to learn more about the logistics of building this facility, the inner workings and the impact on the local community, job market and economy.

In order to accommodate the maximum number of guests, we will not be able to serve a plated or buffet meal but will serve a boxed lunch instead.

**DATE:** February 27th, 2023

**TIME:** 12:00 PM - 1:30 PM - Lunch / Meeting

**COST:** \$55 members / \$60 non members

**LOCATION:** Amazon Facility, 11975 Hudson Road, Woodbury, MN

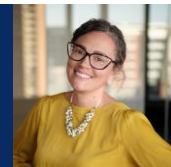
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# CHAIR'S REPORT – *Heide Kempf-Schwarze*



I would like to open this month's Chair's Report with a note of thanks to all of you who have taken time to reach out to express concerns and solidarity for the urgent work around improving public safety perceptions and outcomes. I also want to acknowledge everything that Tina is doing to advocate for the needs of members. I don't think any of us was fully aware of the time commitment and level of engagement that would be required of the incoming President during our interview process. I am truly grateful to have her as the leader of our Association and I am confident in her steadfast commitment to the betterment of Saint Paul and the East Metro as a whole. Read on for more on this work and BOMA's role in this collaboration.

In the spirit of collaboration and relationship building, the Executive Committee joined Tina at a meeting with Chief Henry last month. There was not a formal agenda, but rather, this was an occasion to get to know each other and understand the challenges and opportunities, and make connections as we work towards a shared goal of a safe and vibrant Saint Paul. We look forward to building upon our partnership with SPPD.

In addition to the concerns surrounding public safety in our community, there are infrastructure conditions that need immediate attention. One, if not the most visible, are the roads throughout the City of Saint Paul. You may have heard about the proposed one-percent sales tax increase that would be used to fund street repairs and aging park facilities. The City Council voted to clear the roadway to bring this proposal before the legislature for approval to add to the ballot for voters.

Greater Saint Paul BOMA is again working in partnership with regional advocacy groups to gather input on this proposed sales tax. If you are interested, please take a moment to complete the brief [survey](#).

In closing, I want to remind everyone of February's general membership meeting which will be held on February 27th for a tour of Amazon's new Woodbury facility. I hope you will join us as we venture beyond our normal meeting location.

~ Heide



# MN Legislative Update

With Sonnie Elliott

The legislative session gaveled on Jan. 3, 2023, as a winter storm moved in, but the legislature continued uninterrupted with Democrat (DFL) lawmakers assuming control of the Senate, House and Governor's office.

DFL leaders outlined their key legislative priorities, including codifying reproductive rights, paid family and medical leave, voting rights, education funding, affordable housing and climate change. DFLers didn't mention legalizing cannabis as a key priority, but a separate press conference by Rep. **Zack Stephenson** and Sen. **Lindsey Port** unveiled their bill that would legalize recreational marijuana in Minnesota. Key groups are already lined up against the bill, citing the need to hear from law enforcement, employers and others before Minnesota takes the leap.

The legislature will set a \$54 billion two-year budget this year. They are starting the session with a \$17.6 billion budget surplus at hand, both parties are looking hard at taxes. The Governor is interested in giving out rebate checks. The House and Senate are lukewarm to the rebate idea. They suggested a mix of tax cuts and tax increases.

The Republican House Minority Leader **Lisa Demuth** and Senate Minority leader **Mark Johnson** indicated they would be pushing for permanent tax cuts this year. They pointed to the repeated budget surpluses as evidence of over taxation in the state.

Governor **Tim Walz** has signed the tax conformity bill, bringing Minnesota's tax policy in alignment with the federal government. The bill was signed in time for the state to update tax forms before the tax filing season which began Jan. 23.

The bill provides an estimated \$100 million in relief to businesses that otherwise would have had to pay state tax on federal COVID relief grants and loans. It also eliminates state taxes on student loan debt if President Biden's plan to forgive a portion of student loans goes into effect.

## Progress Update on the Safety of Saint Paul



As I mentioned last month, the Board of Directors adopted strategic goals for the new year involving membership, security and safety in downtown St. Paul, and the diversification of the commercial real estate industry.

As part of our goals around safety and security, I sit on the Downtown Safety and Security Working Group (DSSWG). This group is divided into five subgroups: Tot Lot at TPT, Smith Parking Ramp, The Vertical Circulation Building, Skyways, and the Downtown Improvement District Fusion Center.

While much work remains to be done, I am happy to share the progress these groups are making to ensure St. Paul is a safe and welcoming city.

**Tot Lot at TPT:** This playground equipment was seldom being used by children in the area and more often attracting negative behavior. Measures to stop bad actors included removing the boat and the top of the train so that all equipment on the lot has clear sight lines. Law enforcement saw immediate improvement after these changes and will reevaluate needs after the weather improves.

**Smith Parking Ramp:** The Smith ramp saw seven new cameras and upgrades to the 15 existing, improved views in stairwells, as well as increased foot patrol and Community Ambassadors during commuting hours. CPED (crime prevention through environmental design) analysis resulted in plans for a new ticketing system, improved controlled system, activation of the surrounding area with HART and MNDOT, and a fenced dog park in the green space.

**Vertical Circulation Building:** This vertical connection between the METRO Green Line's Central Station and the St. Paul Skyway at the corner of Fifth and Cedar streets was closed after the double homicide on December 12 to address essential security improvements. Supplemental security is planned to be in place by April, and increased lighting, removal of benches, and added fencing to better control the area will be completed by the end of the first quarter. The structure will reopen once these additional security measures are in place.




Progress Update on the Safety of Saint Paul

**Skyways:** Along with planned capital investments for the skyways to include CCTV, the collection of usage data, and an easy option to communicate with the St. Paul Police Department, our subcommittee met with Councilmember Rebecca Noecker to ask her assistance in making changes to improve skyway safety including a reduction of operating hours, a dedicated police beat, strict enforcement of the existing ordinance, and pushing for ordinance changes to include abatement resolution and administrative citations. Deputy Mayor Jaime Tincher also promised to look into possible City staff use of the empty office space near the St. Paul Athletic Club.

**Fusion Center:** John Bandemer, Director of Safety Strategies for the Saint Paul Downtown Improvement District **is reestablishing a push-to-talk** channel to the downtown police beat to replace the current voice pager system. This program will be piloted to a select group. Also set for a pilot is the sharing of the City’s CCTV cameras with private entities.



Tina  
Gassman  
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## Post-Pandemic Sustainability Trends Impacting Property Managers

Lately we've been seeing a lot more drive to switch to clean energy sources and have seen mandates and laws go into effect in multiple cities around the US and the world that are introducing this change. The goal is to reduce our carbon footprint and eventually reach Net Zero Energy, which means you are producing as much clean energy as is consumed. This can seem daunting but by making a few changes here and there you can make a noticeable difference in what your building is consuming.

Beneficial electrification aims to replace current energy systems that use fossil fuels with a new electricity system which improves efficiency and controls costs. There are certain conditions that need to be met in order to do so but it's also important to recognize that not everything needs to switch to electric. We recommend you review what systems are being used in your building to determine if this is right for you.

Besides electrification, people mainly think of waste, water and gas reduction when it comes to these changes, but the supply chain is also important. We don't always think about our carbon footprint when it comes to the purchases that are being made but things like fertilizer, landscaping and construction all add significantly to your footprint. The transportation and production of these products are also a factor to consider. Transitioning to green or sustainable products help reduce a percentage of your carbon footprint.

The term decarbonization, as the name would suggest, aims to reduce carbon emissions. Over the years, there's been a significant decrease in greenhouse gas emissions per dollar GDP and even here in Minnesota the grid has been becoming cleaner. In the last year, 49% of the energy produced by Xcel Energy was carbon free. Many utilities and municipalities are doing a great job turning to clean energy but there is always more we could be doing.



*Guest Speaker: Peter Dahl*



# Post-Pandemic Sustainability Trends Impacting Property Managers

So why is all this important to you? We've seen ways we can improve the environment and reduce operational costs, but there are also incentives to moving to clean energy. Things like the Inflation Reduction Act (IRA) is a 10-year annual credit for up to 3 cents per kWh generated from clean energy sources. Beneficial changes and certifications are also great to bring forth to stakeholders, investors and tenants. The Energy Star Certificate and the BOMA 360 program are great ways to stand out from the crowd.



Guest Speaker: Stephen Todd

We've also seen benchmarking put in place to review energy use in cities here in Minnesota and we're only going to see more of it. It's important to know how your building is doing and how you can improve moving forward as we can only assume mandates and ordinances will eventually become more competitive.



## February Brokers Meeting



**Jason Butterfield, Jerry Hersman and Crystal Pingel** with Frauenshuh extend a cordial invitation to join St. Paul BOMA and real estate industry colleagues on February 1st, from 11:45am to 1:00pm at Infor Commons, 380 St. Peter St. The meeting will be held in the 10th floor conference room. Two hours of validated parking will be available at the Lawson Commons ramp (connected to Infor Commons), otherwise street parking will be available.

Infor Commons - where elegance meets energy and sophistication. Regarded as the “newest” office building in St. Paul, this landmark Class A property was constructed in 2000 by local developer and philanthropist, David Frauenshuh. Originally built for Lawson Software (now Infor), this 14-story, 430,000 sf, Class A building projects functionality, style and class. Infor Commons offers 24-hour building security, an attached ~1,000 stall parking ramp, convenient access to I-94 and 35E, fitness center, conference center, and on-site food, dining and banking options. The building’s presence adjacent to Landmark Plaza and Rice Park, the prestigious St. Paul Hotel, The Saint Paul Chamber Orchestra, Ordway Center for the Performing Arts, Roy Wilkins Auditorium, and Xcel Energy Center make it the natural choice for downtown business and civic occupiers seeking a complete workday-hospitality experience for its workforce and guests. The building offers incredible views of the St. Paul’s Cathedral and State Capitol buildings. Infor Commons currently has leasing opportunities ranging from 2,000 sf to a full floor of 34,129 sf.

**Date:** Wednesday, February 1st

**Time:** 11:45 AM - 1:00 PM

**Location:** Infor Commons, 380 St. Peter St., 10th floor conference room

[Register Here](#)



## February Superintendents Meeting



What is your plan to recover from the next man-made or natural disaster event? A sprinkler burst, fire damage, frozen pipe break, storm damage, mold and flood damage...these are just a few disasters that you need to be prepared for at your buildings. In this course we will discuss some helpful tips on how to best prepare for these events before they happen. This includes how to find the right disaster restoration partner to fit YOUR needs. A portfolio with 18 properties is going to have different needs than a 30 story high rise downtown. Together, we will discuss and go through some helpful tips on how to find the right partner for YOU!

**Joe Holman** has been in the disaster restoration industry for over 10 years. He cut his teeth in the industry as a sales rep for one of the largest franchises in the country. After a brief hiatus, Joe's love for this industry brought him back into his current role as the Director of Sales and Marketing for Insight Restoration, a woman-owned business, specializing in commercial disaster recovery, based in Plymouth. Joe currently resides in Elk River with his wife Kara, and three kids Loclan, Ivy and Angus.

**DATE:** Wednesday, February 15th

**TIME:** 11:30 AM to 1:00 PM

**LOCATION:** Golden Rule Building, 85 East Seventh Place, Suite 295, St. Paul

[Register Here](#)

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Stay Up



To Date

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## MN Street Reconstruction – Utility Work Happening Now

Utility work is being done in advance of the reconstruction of Minnesota Street. During the utility work, Minnesota Street will be open to vehicle traffic, with some lane closures and parking restrictions. Pedestrian access will be maintained with some sidewalk closures. Please follow all posted signs. Access to businesses will be maintained.

### **Sewer**

Sewer work on Minnesota Street near the intersections of 9th Street and 11th Street. Sewer work is anticipated to be completed by February 28, 2023.

Traffic impacts:

- Left lane of Minnesota Street closed from 7th Place East to 9th Street
- Left lane of Minnesota Street closed from 10th Street to 11th Street
- Right lane of 11th Street closed from Cedar Street to Minnesota Street

Parking impacts:

- Meters in the construction area will be hooded starting Thursday, January 12 to allow for snow removal in advance of the start of construction
- No parking (meters hooded) on the following streets:
  - west side of Minnesota Street from 7th Place East to 9th Street
  - east side of Minnesota Street from 7th Street to 9th Street
  - west side of Minnesota Street from 10th Street to 11th Street
  - south side of 11th Street from Cedar Street to Minnesota Street

Questions about sewer work, contact Aaron Hass at 651-485-2262 or [aaron.hass@ci.stpaul.mn.us](mailto:aaron.hass@ci.stpaul.mn.us)

### **Xcel Energy**

Xcel Energy is currently working on Minnesota Street between Kellogg Boulevard and 5th Street. As work is completed, Xcel Energy's work area will move north along Minnesota Street from Kellogg Boulevard to 11th Street.

Questions about Xcel Energy work, contact Elisa Rasmussen at [elisa.rasmussen@xcelenergy.com](mailto:elisa.rasmussen@xcelenergy.com)

## BOMI Spring Course Offerings

### **Boilers, Heating Systems and Applied Mathematics (SMT)**

Start Date: Wednesdays, March 29th thru May 10th – 6:00 PM – 9:00 PM

Cost: \$872/member rate - \$972/non-member rate

Location: Town Square Tower, 445 Minnesota Street, Conf Center off of Lobby Skyway

Boilers, Heating Systems, and Applied Mathematics provides information for you to learn about the critical factors involved in boilers and heating systems. It provides a thorough review of mathematical skills, thermodynamics, and energy sources. You will learn the skills necessary to identify, operate, and maintain boilers, boiler components and pumps, boiler controls, steam heating systems, hydronic heating systems, and warm air and radiant heating systems.

### **Managing the Organization (SMA, RPA, FMA)**

Start Date: Mondays, March 27th thru May 8th – 6:00 PM – 9:00 PM

Cost: \$994/member rate - \$1,094/non-member rate

Location: Town Square Tower, 445 Minnesota Street, Conf Center off of Lobby Skyway

Managing the Organization will prepare you to manage and lead your organization through improved communication, motivation, relationship and team building, project management, problem solving, and decision-making skills. Managers who take this course will be able to further develop their group leadership and management techniques and abilities, and analyze and improve their relationships with staff, colleagues, and owners.

**If you are interested in a class, please contact Denise at 651.291.8888 / [denise.jenkins@bomastpaul.org](mailto:denise.jenkins@bomastpaul.org)**

**Full Class  
Descriptions**



## Share Your Member Adventures

**We would like to highlight the travels and excursions that our members embark on!**

Everyone's traveled somewhere cool, and we want to highlight those amazing experiences. The "Member Adventures" section is a space to share stories and pictures from your favorite destinations. Whether it's an epic hike, an exquisite meal, a hole in the wall taco joint, or a stunning view from thousands of feet in the air, we want to see it!

If you would like to submit your story & photos, please email  
[stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).

## Service Provider Articles

Every month, we feature articles written by our service provider members. This is all about creating more interesting and engaging content for our newsletter readers, supporting Building Members, and drawing more attention to Service Providers. This month we have an article about the benefits of automatic doors by **Dean Paulsrud, Assured Security**



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## Why Automatic Door Operators Are Good For Business

Automatic door operators were originally designed and installed to ensure building owners were following the Americans with Disabilities Act. The requirements and standards for accessible design mainly cover high traffic entrances and exits. However, as more people are moving back to office buildings after the COVID-19 pandemic, the demand for low or no touch doors is on the rise. There are many automatic door solutions to align with new health and safety expectations from employees, tenants, and customers.

### Convenient, Easy Access For All

Most public buildings have a push button to automatically open an entry door. Our expert installers can convert this highly touched button to a no-touch wave switch. Moving inside, we can use wireless technology to install operators virtually anywhere. From bathrooms and break rooms to conference rooms and stair access, now you can open doors hands-free safely and efficiently. We can even retrofit your wood, aluminum, or metal swinging door!



*98.9% of customers prefer automatic doors over manual doors. – American Association of Automatic Door Manufacturers*

# Why Automatic Door Operators Are Good For Business



## Key Benefits Of Automatic Door Operators

Beyond convenience and safety, automatic door operators are good for your business:

- Boost visitor and employee satisfaction with an ADA-compliant door that provides better access for everyone, including people with physical limitations.
- Minimize germ transmission with motion/wave switches and activation buttons that reduce the number of touches to the door.
- Reduce accidents with a hands-free option when hands are filled with boxes or packages.
- Save money by reducing door damage and maintenance since easier to use with a two-wheeler, cart, or stroller.
- Restrict access to buildings, floors, and rooms by having an employee activate the automatic door operator to open the door while using a wireless transmitter or push button.

Author: Dean Paulsrud  
Business Development Manager





Member Adventure

“Earlier this fall, I went on a mini road trip to Door County with a couple family members for hiking, dining, and R&R. It was beautiful! These photos were taken at Peninsula State Park which faces Green Bay, just south of the town, Ephraim. It's a choose-your-own-adventure at this state park. Nearby restaurants and shops in Sister Bay were also fun to explore.”

Melissa Bjornson





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